

# Environmental Services Division ◆ Pollution Control Program 200 E. Berry Street, Suite 360 ◆ Fort Wayne, IN 46802

Phone: (260) 449-7530 ♦ Fax: (260) 449-3010 ♦ www.allencountyhealth.com

## SELLER DISCLOSURE FORM FOR PROPERTIES SERVED BY ON-SITE SEWAGE SYSTEMS

*************	******	******	******			
NAME OF SELLER Julianne Striggle	TELEPHONE					
MAILING ADDRESS 17846 Lima Rd.	TTY Huntertown	_STATE IN	ZIP <u>46748</u>			
Information on person authorized by seller is required of	only if seller autho	orizes someone to p	provide and sign form			
PERSON AUTHORIZED BY SELLER	TE	LEPHONE				
PRESENT ADDRESS C	CITY	STATE	_ZIP			
The following real prope	rty is being offered	for sale:				
NUMBERED ADDRESS OF SITE: 17846 Lima Road						
CITY Huntertown	STATE IN	ZIP 4674	8			
LOT NUMBER SUBDIVISION NAME No	ne					
SECTION TOWNSHIP NAME Per	rry					
**************	*****	******	*******			
This disclosure form is being provided by the Seller to a prospective Buyer because the property being offered for sale is served by an On-site Sewage System and is not connected to a public sewer. The Allen County Department of Health recommends that the Buyer retain a Certified Evaluator to evaluate any On-Site Sewage System prior to closing the sale transaction. The purpose of the recommended evaluation is to assess the functionality of the system and to determine if repairs to the system are required. If repairs are required to ensure proper/legal functionality, the outcome of the evaluation will allow the Buyer and the Seller to work together on this issue prior to the actual sale.						
A Seller (or someone authorized by seller) must provide this Seller's Disclosure Form to a prospective buyer before an offer for the sale of real estate is accepted and shall make the property available for inspection/evaluation of the On-Site Sewage System prior to closing the sale transaction if Buyer requests said inspection/evaluation.						
Should a Buyer or Seller desire an evaluation of an On-Site Sewage System, the Allen County Department of Health will provide a current list of Certified Evaluators to any person making a request for it. Any Onsite Sewage System evaluation conducted by a Certified Evaluator shall be performed according to the procedures established by the Allen County Department of Health.						
For additional information, or to obtain a list of Certified Evaluators, please visit the Department of Health's website at <a href="http://www.allencountyhealth.com/get-licensed/private-sewage-disposal-systems/">http://www.allencountyhealth.com/get-licensed/private-sewage-disposal-systems/</a> .						
INFORMATION ABOUT CURRENT SEPTIC SYST	EM					
1. Have there been any updates/repairs since you purchased the property?						
2. When was the system last serviced and/or pumped? 6/6/2025						
*****************************						
THE SIGNATURES BELOW INDICATE THE PROVISION AND RECEIPT OF THIS DOCUMENT ONLY						
Signature of Seller or Person Authorized by Seller Julianne	Striggle	dotloop verified 08/26/25 1:55 PM EDT FCAO-OSUJ-5WHO-EIVP	Date <u>08/26/2025</u>			
Signature of Prospective Buyer			Date			

WITHIN 30 DAYS OF THE TRANSFER OF THE PROPERTY, A COPY OF THIS COMPLETED FORM MUST BE EMAILED TO <a href="mailto:fwacdoh.pollution.control@allencounty.us">fwacdoh.pollution.control@allencounty.us</a>, MAILED OR HAND-DELIVERED TO THE ADDRESS NOTED ABOVE OR FAXED TO (260) 449-3010 BY THE SELLER OR PERSON AUTHORIZED BY THE SELLER.

Seller Disclosure Form 8-184 GAC 6/16/17; DF Revised 1/24/19 MRW MRH 16 Env Services - Pollution Control Allen County Department of Health



#### SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE State Form 46234 (R6/6-14)

**CENTURY 21** 

Bradley Realty, Inc.

Date (month, day, year) 07/22/2025

Note: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may obtained on the property. The representations in this form are the representations of the owner and are not the representations of the apart of any contract between them concerning any advice, inspections, defects, or warranties intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before one affects.

. Toporty address (number and s	street, city, sta	te, and ZIP c	ode) 17846	Lima Roa	submit the form to a prospective buyer befad, Huntertown, IN 46748	ore all offer is a	accepted for the	sale of	the real	estate.
The following are in the condit	tions indicated	:			,, , , , , , , , , , , , , , , , , , , ,					
A. APPLIANCES	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included	Defective		Not	Do Not
Built-in Vacuum System	X	П	П	П	Cistern	Rented		Det	ective	Know
Clothes Dryer			M	H	Septic Field/Bed	<del>                                     </del>	<del> </del>	-		
Clothes Washer			₩ T		Hot Tub		<del></del> -	T T		<u> </u>
Dishwasher		П	X X		Yu L					
Disposal			X		Aerator System		<u> </u>	-	<u> </u>	
Freezer	X	H			Sump Pump	Z	$\perp \square$	-		
Gas Grill	X		<u> </u>		Irrigation Systems	Z		-	<u></u>	
Hood			₩ W	H	Water Heater/Electric	X		-		
Microwave Oven	A			<del>                                      </del>	Water Heater/Gas			1	2	
Oven	T		Ø		Water Heater/Solar	X		-		
Range			X	H	Water Purifier		<u> </u>	<del></del>		
Refrigerator			X		Water Softener	X		<u> </u>		
Room Air Conditioner(s)	X		H	H	Well	<del>                                     </del>			2	
Trash Compactor					Septic and Holding Tank/Septic Mound				7	
TV Antenna/Dish	X		H					X		
Other:	H				Geothermal and Heat Pump	N N				
					Other Sewer System (Explain)	Ø			]	
					Swimming Pool & Pool Equipment		П		7	
							·	Yes	No	Do Not
B. Electrical					Are the structures connected to a p	oublic water sy	/stem?		Ø	Know
System	None/Not Included/	Defective	Not Defective	Do Not Know	Are the structures connected to a p	ublic sewer s	vstem?	H	Z	
Air Purifier	Rented			14100	Are there any additions that may re	quire improve	ements to		-	
Burglar Alarm	<u>X</u>				the sewage disposal system?  If yes, have the improvements beer	n completed o	n tho		M	
Ceiling Fan(s)			X		sewage disposal system?				区	
Garage Door Opener / Controls	<u> </u>				Are the improvements connected to water system?	a private/cor	nmunity			
Inside Telephone Wiring			X		Are the improvements connected to	a privata/aan			M	Ш
and Blocks/Jacks			X		sewer system?  D. HEATING & COOLING		rimunity		K	
Intercom				П	SYSTEM	None/Not Included	Defective		ot ctive	Do Not Know
Light Fixtures			X		Attic Con	Rented			0.00	
Sauna	X			П	Attic Fan					
Smoke/Fire Alarm(s)			X		Central Air Conditioning  Hot Water Heat				0	
Switches and Outlets			Z					D	7	
Vent Fan(s) 50/100/200 Amp Service			X		Furnace Heat/Gas	X			-	
(Circle one)				7	Furnace Heat/Electric				7	
Generator	DZI			<del>-X</del> -	Solar House-Heating	X				
NOTE: Means a condition that	t would have	e a signific	ant"Defect"	advorce	Woodburning Stove	X				
enection the value of the prope	rty, that woul	d significan	tly impair the	health	Fireplace					
or safety of future occupants of or replaced would significant	the property	or that if n	ot roppied		Fireplace Insert	X				
normal life of the premises.	y snorten o	r adversely	affect the	expected	Air Cleaner				1	
					Humidifier			D		
					Propane Tank					
The information contained in this	Disalasa				Other Heating Source	V				
disclosure form is not a warranty l	by the owner of	is been furni: or the owner':	shed by the S s agent, if any	eller, who d	ertifies to the truth thereof, based on sclosure form may not be used as a si	the Seller's C	URRENT ACT	TUAL K	NOWLE	DGE. A
prospective buyer or owner may la the purchaser at settlement that acknowledge receipt of this Disclo Signature of Seller	ter obtain. At the condition sure by signi	or before set	Manager 41	,	sclosure form may not be used as a suired to disclose any material change is same as it was when the disclosure  Signature of Buyer	abstitute for a	INV Inspection	s or wa	rranties	s that the
Signature of Seller	anny	Sh	und	2						
	ondition of all	I Duan			Signature of Buyer					
Signature of Seller (at closing)	onulion of the	property is s	upstantially th	e same as it	was when the Seller's Disclosure form Signature of Seller (at closing)	was originally	provided to th	e Buye		
					of 2					

2. ROOF	YES	NO	DO NOT				T
Age, if known Years.			KNOW	4. OTHER DISCLOSURES	YES	NO	BO NO
Does the roof leak?		×		Do structures have aluminum wiring?		X	
s there present damage to the roof?		X		Are there any foundation problems with the structures?			A
s there more than one layer of shingles on the nouse?	K			Are there any encroachments?		X	
f yes, how many layers?				Are there any violations of zoning, building codes, or restrictive covenants?		A	
				Is the present use of non-conforming use?			<u> </u>
B. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW	Explain:			
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, adioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other piological contaminants, asbestos insulation, or PCB's?		×				×	
s there any contamination caused by the				Is the access to your property via a private road?		M	
nanufacture or a controlled substance on the property that has not been certified as		×		Is the access to your property via a public road?			
lecontaminated by an inspector approved inder IC 13-14-1-15?				Is the access to your property via an easement?		X	
las there been manufacture of			_	Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		R	
nethamphetamine or dumping of waste from the manufacture of methamphetamine in a desidential structure on the property?		×		Are there any structural problems with the building?			À
xplain:				Have any substantial additions or alterations been made without a required building permit?		×	
			National Address	Are there moisture and/or water problems in the basement, crawl space area, or any other area?		×	
				Is there any damage due to wind, flood, termites, or rodents?		X	
				Have any structures been treated for wood destroying insects?			×
				Are the furnace/woodstove/chimney/flue all in working order?		<b>X</b>	
. ADDITIONAL COMMENTS AND/OR EXPLANATI Jse additional pages, if necessary)	ONS:			Is the property in a flood plain?		X	
						₩.	
				tank(s)?			
				or broker?		X	
				the property?		X	
				Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		×	
				Is the property located within one (1) mile of an airport?		XÍ I	
spections or warranties that the prospective e physical condition of the property or cert sclosure form was provided. Seller and Purc gnature of Seller	has beeranty by	owner m	ay later obtain	working order?  Is the property in a flood plain?  Do you currently pay for flood insurance?  Does the property contain underground storage tank(s)?  Is the homeowner a licensed real estate salesperson or broker?  Is there any threatened or existing litigation regarding the property?  Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?  Is the property located within one (1) mile of an airport?  Ier, who certifies to the truth thereof, based on the 's agent, if any, and the disclosure form may not book at or before settlement, the owner is required to design the property of the settlement, the owner is required to design the property of the property located within the owner is required to design the property located within the owner is required to design the property of the property located within the owner is required to design the property located within the owner is required to design the property located within the owner is required to design the property located within th	D D D D D D D D D D D D D D D D D D D	CURREN a substitu	u
Julianno	St	rac	de				Annual
nature of Seller		10		Signature of Buyer		A A STATE OF A STATE OF	
e Seller hereby certifies that the condition of the parties of Seller (at closing)	he proper	ty is subst	antially the san	ne as it was when the Seller's Disclosure form was orig	inally prov	ided to the	Buyer
				1 Signature of Callandal I 1			







2 3

### LEAD-BASED PAINT CERTIFICATION AND ACKNOWLEDGMENT Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards (SALES)

For use only by members of the Indiana Association of REALTORS®

PROPERTY ADDRESS: 17846 Lima Road, Huntertown, IN 46748

#### LEAD WARNING STATEMENT

4		Eve	by buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that
5		Suci	in property may present exposure to lead from lead-based paint that may place young children at risk of dayslaning lead
6		puis	sorming. Lead poisoning in young children may produce permanent neurological damage, including looming disabilities
7		reac	aced intelligence quotient, benavioral problems, and impaired memory. Lead noisoning also posses a particular risk to
8		prog	grant women. The seller of any interest in residential real property is required to provide the buyer with any information
9		OHIO	ead-based paint nazards from risk assessments or inspections in the seller's possession and notify the buyer of
10		kno	wn lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended
11	,	prior	to purchase.
13			
14	SELLE	R'S D	DISCLOSURE
15	(a.) Pre	sence	e of lead-based paint and/or lead-based paint hazards: (check (i) or (ii) below)
16			(i) or (ii) below)
17	(i)	П	Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):
18	1-7	house	explain):
19			
20	(ii)	L	Seller has no knowledge of load based point and/antended
21	(/	la maria	Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
22			
23	(h) Rec	orde	and reports everileble to the seally of the
24	(0.) 1160	olus	and reports available to the seller: (check (i) or (ii) below)
25	(i)		Seller has provided the buyer with all available records and reports including Seller's Residential Real Estate Sale
			Disclosure form, il applicable, pertaining to lead-based paint and/or lead-based paint bazards in the bousing (list and
26			attach documents below):
27			
28		- processory	
29	(ii)	1	Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.
30			
31	BUYER	'S AC	CKNOWLEDGEMENT (initial)
32	(c.)		Buyer has received copies of all information listed above.
33	(d.)		Buyer has received the pamphlet Protect Your Family From Lead In Your Home.
34	(e.)		Buyer has (check (i) or (ii) below):
35	(i) [		received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for
36			the presence of lead-based paint and/or lead-based paint hazards;
37			OR
38	(ii) [		waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or
39	. , _		lead-based paint hazards.
			10 Mar Parit Hazardo.
40	BROKE	R'S A	ACKNOWLEDGMENT (initial)
41	(f.) S	2	Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act
42	3:14 Pi dotloop	2/25 M EDT verified	of 1992 (42 LLS C. 4852d) and in square of British Lander the Residential Lead-Based Paint Hazard Reduction Act
43			of 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance.(NOTE: where the word
44			"Broker" appears, it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)
45			
+0			
			17846 Lima Road, Huntertown, IN 46748
			(Property Address)

46	THE TOTAL OF MCCORACT	
47 48 49	The following parties have reviewed the information above and certify, to the best of the have provided is true and accurate.	eir knowledge, that the information they
50 51 52 53 54	This Certification and Acknowledgment may be executed simultaneously or in two or most deemed an original, but all of which together shall constitute one and the same instance Certification and Acknowledgment may be transmitted between them electronically electronically or digitally transmitted signatures constitute original signatures and and document shall be promptly delivered, if requested	strument. The parties agree that this
55 56 57 58 59	BUYER'S SIGNATURE  DATE  SELLER'S SIGNATURE	estright Thate
60 61	60 PRINTED Julianne Striggle	
62 63 64 65	BUYER'S SIGNATURE DATE SELLER'S SIGNATURE	DATE
66 67	PRINTED	
68 69	Sceve Darckus	dotloop verified 07/27/53 3/4 PM 57/17/4-EITO-7FIS DATE

\*Only required if the Buyer's Broker receives compensation from the Seller.



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17846 Lima Road, Huntertown, IN 46748

(Property Address)